This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER:
MARK W. MARTIN
717 Greymont Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
NationsBanc Mtg. Corp.
2059 Northlake Parkway
Tucker, Georgia 30084

MAP **119-8**
PARCEL **29**

BOOK 11458 PG. 539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **EDWARD W. JOHNSON and wife, JOYCE A. JOHNSON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **MARK W. MARTIN,** unmarried, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Section Two, Glencliff Estates of record in Plat Book 1130, Page 77, Register's Office for said County.

Said Lot No. 48 fronts 100 feet on the Northerly margin of Greymont Drive and extends back 366.5 feet on the Northwesterly line and 366.5 feet on the Southeasterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Edward W. Johnson and his wife, Joyce A. Johnson, by Deed from Joseph Calvin Duncan and his wife, Sue Duncan, of record in Book 7863, Page 80, Register's Office for Davidson County, Tennessee.

This is improved property known as 717 Greymont Drive, Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Plan of record in Book 1130, Page 77, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 80 foot minimum building setback line from Greymont Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS our hands this the 22nd day of April, 1999.

EDWARD W. JOHNSON

JOYCE A. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **EDWARD W. JOHNSON and JOYCE A. JOHNSON**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $112,500.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of April, 1998.

NOTARY PUBLIC

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-18-01

05816 40

RECEIVED FOR REFERENCE

99 MAY -3 PM 1:49

RECEIVED
FILED FOR RECORD
DAVIDSON COUNTY, TN.

05816 40 0001 02LHFCK 437.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11458 PG. 541

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0581640

IDENTIFICATION/REFERENCE

99 MAY -3 PM 1:49

FILED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

CAMT	112500.00
CON TX	416.25
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	427.25
CHECK	427.25

05/03/99 01 13:52 0001 0422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455116